



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
TRACT 9
5.173 ACRES
IN THE CHARLES B. SHAIN SURVEY, ABSTRACT NUMBER 305
BEE COUNTY, TEXAS

BEING a 5.173 acre tract of land situated in the Charles B. Shain Survey, Abstract Number 305, Bee County, Texas, being a portion of that certain called 71.116 acre tract described in instrument to Ryan Pope, recorded under Instrument Number 2747 of the Official Public Records of Bee County, Texas (O.P.R.B.C.T.), said 5.173 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod with cap stamped “TPS 100834-00” set for the northeasterly corner of the herein described 5.173 acre tract, from which a ½ inch iron rod with cap stamped “TPS 100834-00” found in the southeasterly line of that certain called 1312.380 acre tract described in instrument to Orsted Onshore Real Estate Holdings, LLC., recorded under Instrument Number 1389, O.P.R.B.C.T., for the common northerly corner of said 71.116 acre tract and that certain called 140.53 acre tract, now or formerly described in instrument to Thomas W. Keller and Mary F. Keller, recorded in Volume 601, Page 353, O.P.R.B.C.T., bears, North 10°27’45” East, 868.89 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 13,393,980.95, E: 2,310,563.94**, South Central Zone (4204), grid measurements;

THENCE South 17°58’46” East, severing, over and across said 71.116 acre tract, at a distance of 1141.63 feet, pass a ½ inch iron rod with cap stamped “TPS 100834-00” set for reference in the northerly margin of Farm to Market Road 673 (FM 673), in all, a total distance of 1201.63 feet, to a calculated point in the approximate centerline of said FM 673, the southerly line of said 71.116 acre tract for the southeasterly corner of the herein described 5.173 acre tract;

THENCE North 84°44’00” West, 173.93 feet, with the approximate centerline of said FM 673, the southerly line of said 71.116 acre tract, to a calculated point for the southwesterly corner of the herein described 5.173 acre tract;

THENCE continuing over and across said 71.116 acre tract, the following two (2) courses and distances:

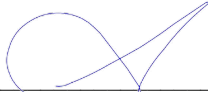
1. North 21°33’24” West, at a distance of 60.00 feet, pass a ½ inch iron rod with cap stamped “TPS 100834-00” set for reference in the northerly margin of Farm to Market Road 673 (FM 673), in all, a total distance of 1123.79 feet, to a ½ inch iron rod with cap stamped “TPS 100834-00” set for corner;
2. North 69°11’03” East, 230.21 feet, to the **POINT OF BEGINNING** and containing a computed area of 5.173 acres of land within this Field Note Description

This Field Note Description was prepared from a survey performed on the ground on September 21, 2023 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 33701.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, South Central Zone, (4204), grid measurements.

September 25, 2023
Date




Thomas A. McIntyre
R.P.L.S. No. 6921